116.0	0008	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,300 / 664,300
					USE VALUE:	664,300 / 664,300
					ASSESSED:	664,300 / 664,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON ROBERT E/ETAL
Owner 2:	HARRINGTON EILEEN M
Owner 3:	
Street 1:	12 DOTHAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,938 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 934 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10938.000	166,800		497,500	664,300
Total Card	0.251	166,800		497,500	664,300
Total Parcel	0.251	166,800		497,500	664,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 711.24 | /Parcel: 711.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74993
GIS Ref
GIS Ref
Insp Date 09/14/18

PREVIOUS ASSESSMENT

Parcel ID 116.0-0008-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	166,800	0	10,938.	497,500	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	151,300	0	10,938.	490,400	641,700	641,700	Year End Roll	1/3/2019
2018	101	FV	151,300	0	10,938.	376,700	528,000	528,000	Year End Roll	12/20/2017
2017	101	FV	151,300	0	10,938.	355,400	506,700	506,700	Year End Roll	1/3/2017
2016	101	FV	151,300	0	10,938.	326,900	478,200	478,200	Year End	1/4/2016
2015	101	FV	150,600	0	10,938.	305,600	456,200	456,200	Year End Roll	12/11/2014
2014	101	FV	150,600	0	10,938.	281,500	432,100	432,100	Year End Roll	12/16/2013
2013	101	FV	150,600	0	10,938.	281,500	432,100	432,100		12/13/2012

!9055!

PRINT

Date	Time
12/10/20	23:34:29

LAST REV

Date	Time
09/27/18	15:49:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9055

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARASI MELANIA	24796-94		8/19/1994		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2005	141	Redo Kit	8,000	C				GUT KIT &DR & add

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
5/7/2009	Inspected	372	PATRIOT
3/3/2009	Measured	372	PATRIOT
10/7/2005	Permit Visit	BR	B Rossignol
2/10/2000	Measured	263	PATRIOT
8/31/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74993
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10938		Sq. Ft.	Site		0	70.	0.65	6			Road Co	-5					497,511						497,500	

Total AC/HA: 0.25110 | Total SF/SM: 10938 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 497,511 | Spl Credit | Total: 497,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00889909
Adj $ / SQ:	129.391
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	226607
Depreciation:	59824
Depreciated Total:	166783

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

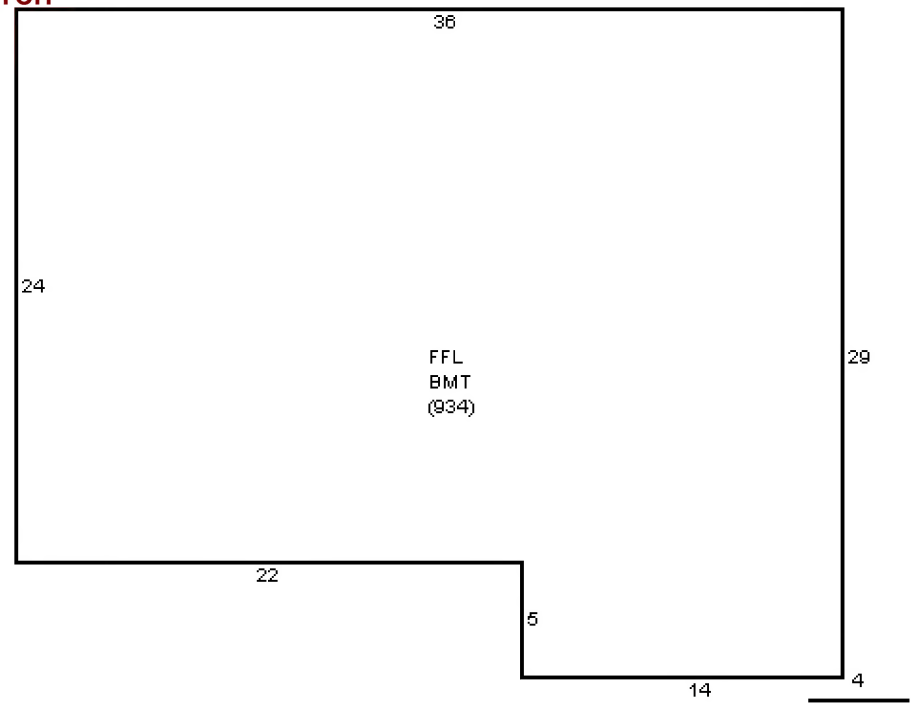
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.39
Special Features:	0	Val/Su Net:	89.29
Final Total:	166800	Val/Su SzAd	178.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	934	38.820	36,255
FFL	First Floor	934	129.390	120,851

Net Sketched Area:	1,868		Total:	157,106	
Size Ad	934	Gross Are	1868	FinArea	934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0008-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc